



City of Madison

Conditional Use

Location
1005 Woodward Drive

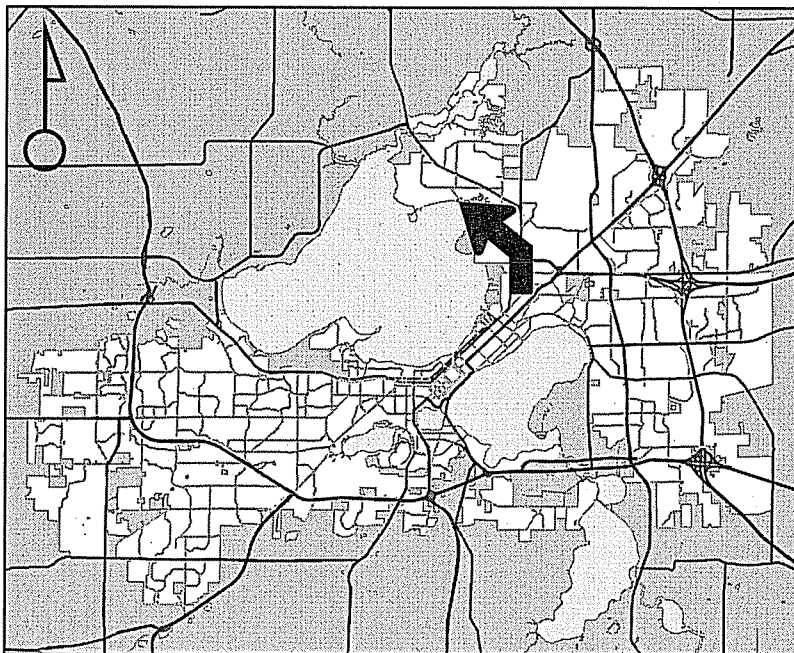
Project Name
Buhl Accessory Building

Applicant
Timothy Buhl

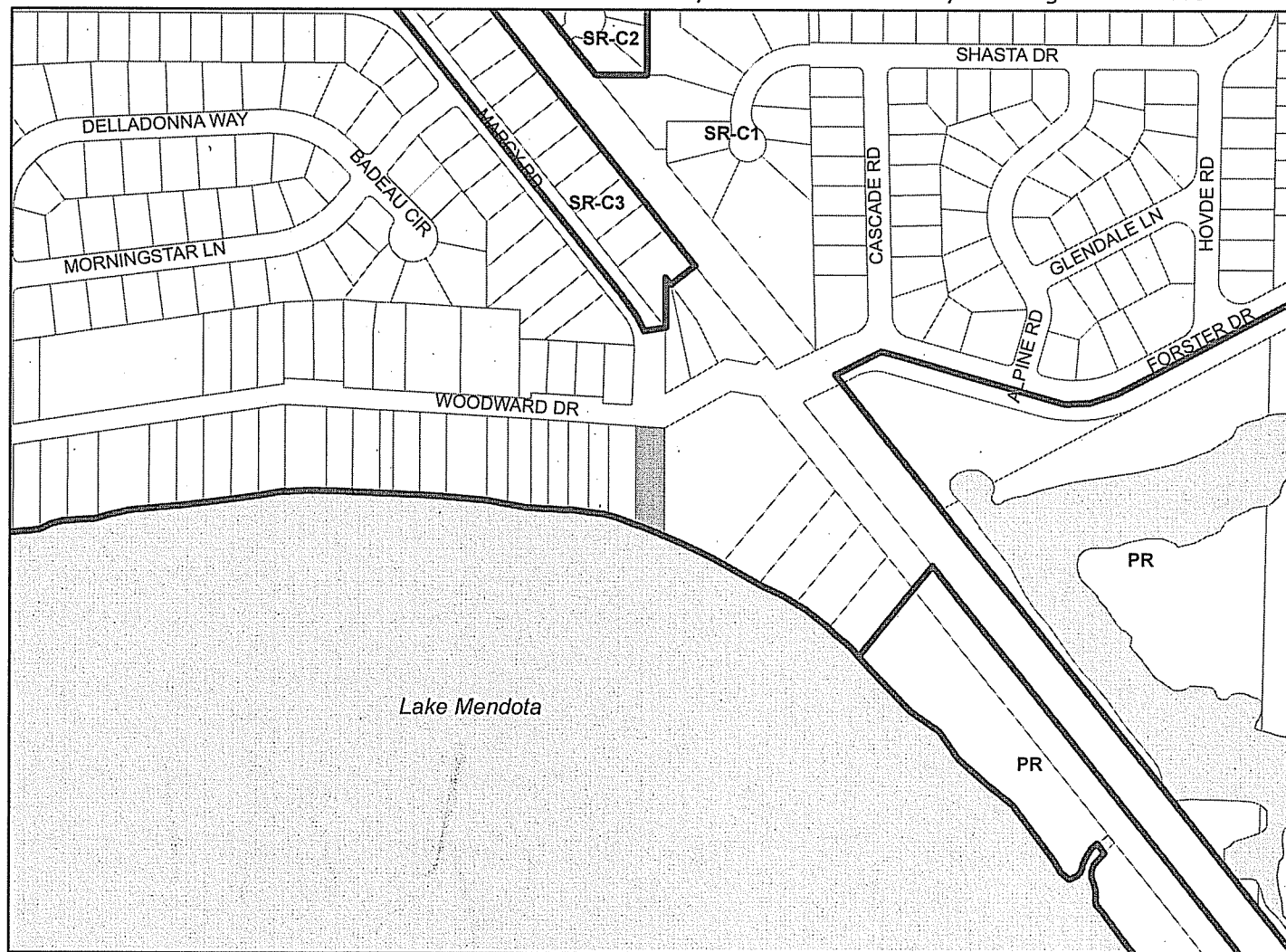
Existing Use
Single Family Home

Proposed Use
Construct accessory building exceeding
800 square feet on lakefront parcel

Public Hearing Date
Plan Commission
02 October 2017



For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 26 Sept 2017

11



LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid 600 - Receipt # 033805-0002
Date received 8/16/17
Received by 107P
Parcel # 0809-351-0801-2
Aldermanic district 18-KEMBLE
Zoning district SR-C1
Special requirements WATERFRONT
Review required by _____
 UDC PC
 Common Council Other _____
Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 1005 Woodward Drive Madison, WI 53704
Title: Buhl Garage

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Timothy Buhl Company _____
Street address 1005 Woodward Drive City/State/Zip Madison, WI 53704
Telephone 708 446-7217 Email tjbuhl04@yahoo.com
Project contact person Timothy Buhl Company _____
Street address 1005 Woodward Drive City/State/Zip Madison, WI 53704
Telephone 708 446-7217 Email tjbuhl04@yahoo.com
Property owner (if not applicant) Timothy Buhl
Street address 1005 Woodward Drive City/State/Zip Madison, WI 53704
Telephone 708 446 7217 Email tjbuhl04@yahoo.com

11

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Remove existing garage and build new 36x30' garage in compliance with setback guidelines

Scheduled start date 10/2017 Planned completion date 11/2017

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checklist of submittal materials including Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, and Electronic Submittal*.

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Kevin Firchow Date 8/19/17
Zoning staff Matt Tucker Date 8/14/17

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)
Pre-application notification: The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request.

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Timothy J. Bivul Relationship to property Owner

Authorizing signature of property owner [Signature] Date 8/14/17

Letter of Intent – 1005 Woodward Buhl Garage Project

The intent of this application is to receive permission from the city to build a new 36' x 30' garage with 1,080 gross square footage and tear down the current garage. The current garage is in extreme disrepair with a leaking roof, rotted garage door and other severe structural issues. The existing garage is also not in compliance with current setback regulations due to its current location being "grandfathered".

The front lot of the home has serious drainage issues and the majority of the lawn is currently covered with an asphalt circular drive. The proposed new garage will address the drainage issue by adding a retaining wall and rerouting the water in a more appropriate manner. There will also be less covered ground even with a larger garage due to the removal of the asphalt and installation of a smaller cement driveway. None of the existing pine trees or other trees will need to be removed for the construction of the new building.

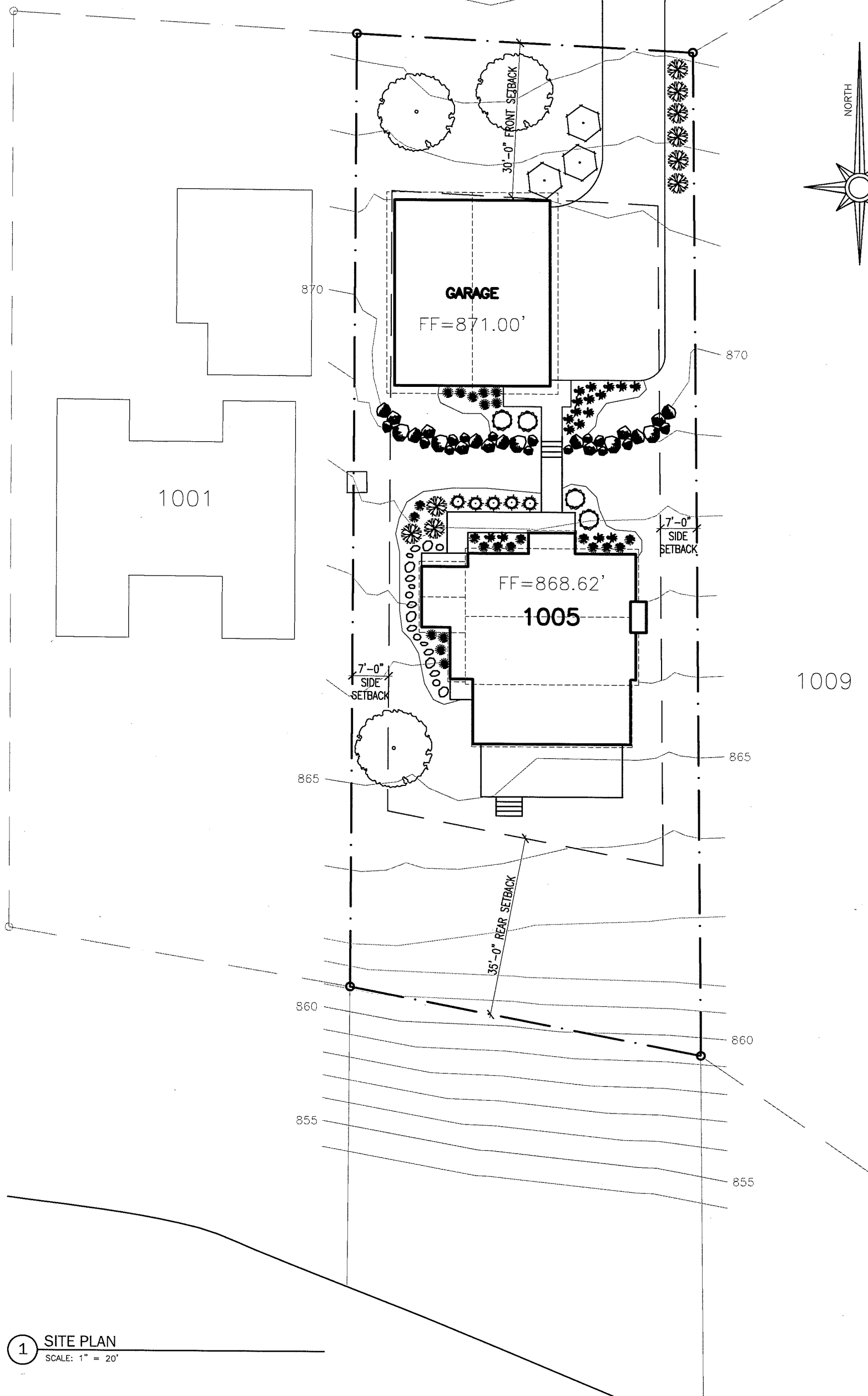
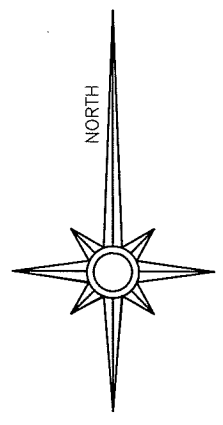
The siding, windows and overall architectural feel of the garage will match the main house and will complement the structure without blocking the view of the front door from the road. Ideally the project will be approved in early October, construction would commence almost immediately following, and the project be completed by the end of November.

Please feel free to contact me at any time with questions or concerns at tjbuhl04@yahoo.com or at 708 446-7217.

WOODWARD DRIVE

875

NORTH



1 SITE PLAN
SCALE: 1" = 20'

DATE: 2017-08-15

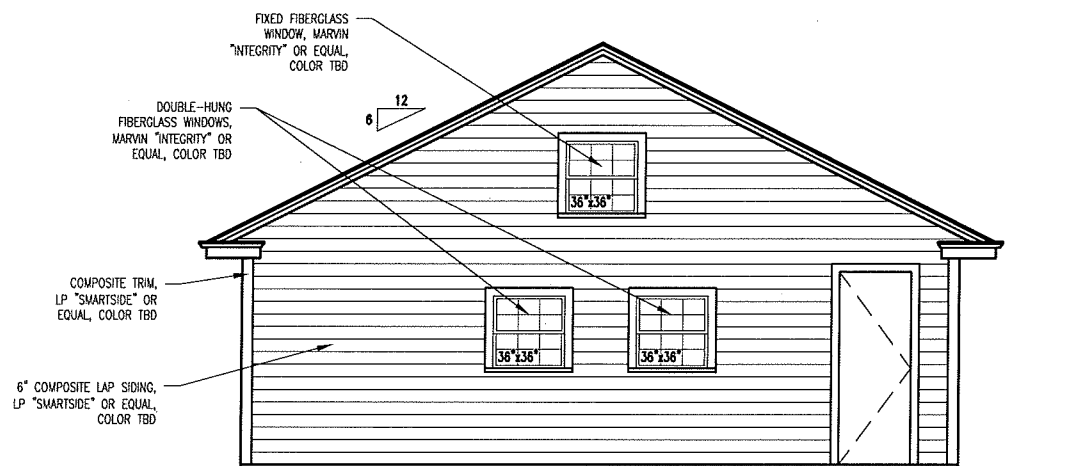
PAGE 1

BUHL RESIDENCE

1005 WOODWARD DRIVE
MADISON, WI 53704

brownhouse

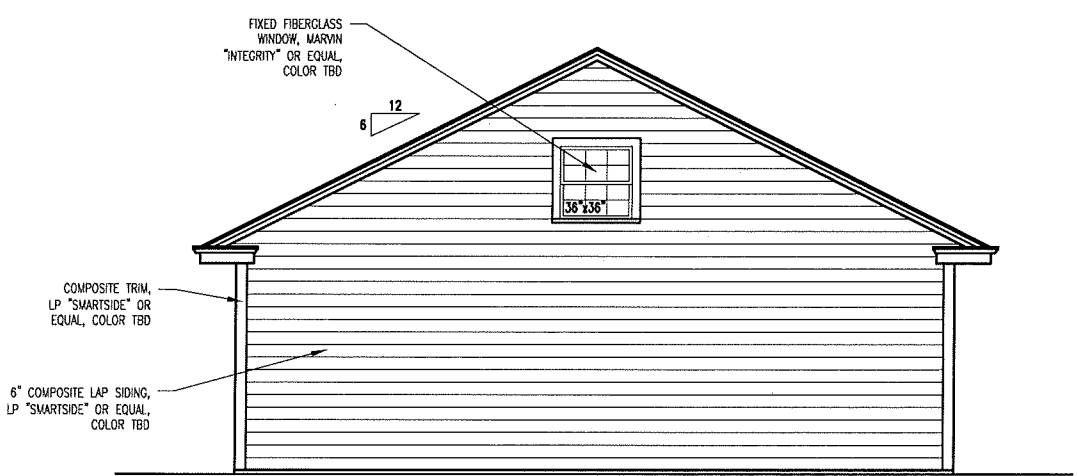
202 West Gorham St.
Madison, WI 53703
Tel: 608.663.5100
Fax: 608.663.5151
www.brownhousedesigns.com



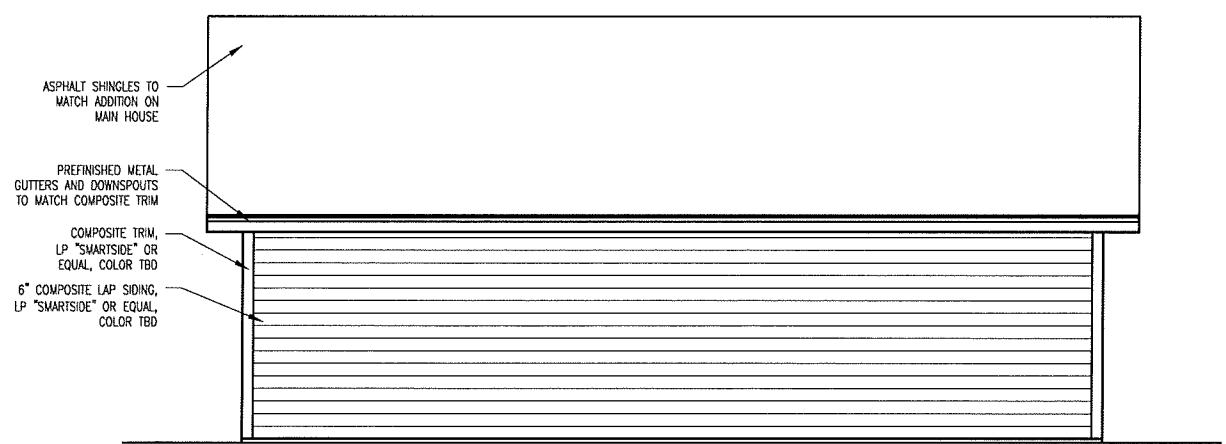
1 SOUTH ELEVATION - GARAGE
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - GARAGE
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - GARAGE
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - GARAGE
SCALE: 1/8" = 1'-0"